

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
March 22, 2018

Case #2981: Application of Arlene Toback of 48 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-82(d) Pool Location for installation of a semi-inground swim-spa in the side yard at 48 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lots 3 & 4 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2982: Application of Samantha Gerantabee of 504 East Bay Drive, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(e) Rear Yard for a one story addition & 2nd story expansion at 504 East Bay Drive, Long Beach, NY also known as Section 59, Block 78, Lot 66 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2983: Application of West Park Holdings LTD of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-112(18) Off-Street Parking for an addition to an existing building at 225 - 229 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lots 14 - 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2984: Application of Mary Bartholomew of 561 East Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(c) Front Yard for a front open porch on a single family dwelling being elevated at 561 East Hudson Street, Long Beach, NY also known as Section 59, Block 166, Lot 66 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2985: Application of Donna O'Neill of 335 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(b) Height; 9-105.7(c) Front Yard; 9-105.7(d) Side Yard to elevate the existing two-family residence at 335 East Chester Street, Long Beach, NY also known as Section 59, Block 138, Lot 57 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2986: Application of Jason Polete of Pod Spa & Wellness, Inc. of 142 Lincoln Avenue, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18)(a) Off-Street Parking for a change of use and waiver of off street parking to open a Pod Spa and Wellness Center at 221-223 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2987: Application of Eileen Murphy of 32 Townline Court, Hauppauge, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(b) Height; 9-105.5(c) Front Yard for a new single family dwelling at 47 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2988: Application of Long Beach Shopping, LLC of 295 Madison Avenue, New York, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18)b Off-Street Parking to continue existing use with insufficient off-street parking at 214-220 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lots 8-21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2989: Application of Irene & Carol Constantine of 97 New Hampshire Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard for new steps in side yard on an elevated house at 100 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 44 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2990: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard to elevate the existing single family dwelling at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2991: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(a) Use; 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard to elevate the existing 4 family dwelling at 14 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 508 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2992: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(a) Use; 9-105.5(d) Side Yard to elevate the existing 3 family dwelling at 151 New York Avenue, Long Beach, NY also known as Section 59, Block 265, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2748: Application of Yoindra Ramnarayan of 87-59 Dunton Street, Holliswood, NY & 815 West Park Holding, LLC of 64 West 48th Street, New York, NY from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(D) Side Yards; 9-105.9(I) Minimum Lot Size for a Modification of Variance #2748 for construction of a new one family house at 815 West Park Avenue, Long Beach, NY also known as Section 59, Block 250, Lot 8 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: March 22, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman